Suggested Boundary Description
Scanlon to Town of Newfields
Reference RCR Plan # 02746

Two certain parcels of land located in the town of Newfields, county of Rockingham, state of New Hampshire comprising portions of Mason Road, Dixon Avenue, and Nelson Road (a/k/a Nelson Avenue) as shown on a plan entitled "Sections 1,2, and 3, Newfields Gardens in Newfields, N.H., Scale: 1"=80', August 10, 1957, J. Leavitt Cram, Civil Engineer", recorded at Rockingham County Registry of Deeds as plan # 02746, more particularly bounded and described as follows:

Parcel 1: Beginning at the northerly corner of Lot 36 as shown on said plan, thence running S 35-29 W 215.11 ft. by lots 36 and 41 to a point; thence continuing across said Dixon Ave. (i.e. along land conveyed to the Town of Newfields by previous deed of George H. Phinney and Betty W. Phinney, RCR Book 1864 Page 040) to the northerly corner of lot 46; thence turning and running northwesterly across said Mason Road to the easterly corner of lot 47; thence running N 54-31 W 125.00 ft. by said lot 47 to the northerly corner thereof; thence turning and running northeasterly by land of the grantors to the westerly corner of lot 42; thence turning and running S 54-31 E 125.00 ft. by said lot 42 to a point; thence turning and running N 35-29 E 216.14 ft. by lots 42 and 37 to Otis Road; thence turning and running southeasterly by said Otis Road to the point of beginning.

Parcel 2: Beginning at the northerly corner of Lot 12 as shown on said plan; thence running S 35-29 W 196 ft.,more or less,by lots 12 and 16 to a point; thence turning and running S 54-31 E 375.84 ft. by lots 16, 15, 14, and 8 to a point; thence running S 49-45 E 320.84 ft., more or less, by lots 8,7,6, and 5 to Piscassic Road; thence turning and running southwesterly by said Piscassic Road 45.68 ft. to a point; thence turning and running N 49-45 W 297.12 ft. by lots 18, 19, and 20 to a point; thence running N 54-31 W 374.18 ft. by lots 20, 21, 22, and 23 to the northerly corner of said lot 23; thence running northwesterly across said Nelson Road (a/k/a Nelson Avenue) to the easterly corner of lot 24; thence turning and running northesterly across said Dixon Avenue (i.e. along land conveyed to the Town of Newfields by previous deed of George H. Phinney and Betty W. Phinney, RCR Book 1864 Page 040) to the southerly corner of lot 17; thence running N 35-29 E 196 ft., more or less, by lots 17 and 13 to Otis Road; thence turning and running southeasterly across said Otis Road to the point of beginning.

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Scanlon to Town of Newfields
Reference RCR Plan # 02746

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✓

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
Jun 8 2 13 PM '[illegible] 26529

1681R

BK2744 P0056

QUITCLAIM OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that New England Telephone and Telegraph Company, a corporation of the State of New York, having its principal place of business at 185 Franklin Street, Boston, Massachusetts 02107, Grantee named, or successor in interest, in the following instrument, in consideration of One Dollar ($1.00) and other valuable considerations to it paid by John W. Rohrer of River Meadow Drive, York, Maine 03909 hereinafter referred to as Grantee, does hereby release, relinquish and forever quitclaim unto said Grantee, his heirs, successors, administrators, executors, and assigns, all the right, title and interest in and to that part of the premises which it acquired by virtue of the following instrument and now or formerly owned by said Grantee:

Interest Quitclaimed

Grantors of Interest: Ellen L. Hickey and John J. Hickey

Date of Instrument: September 8, 1942

Recorded in Rockingham County, State of New Hampshire

Recorded in Book 922, Page 258--259

Locus: Town of Newfields, State of New Hampshire

IN WITNESS WHEREOF, the said New England Telephone and Telegraph Company has caused its corporate seal to be hereto affixed and these presents to be signed by Kenneth V. Desmond, its General Manager-Customer Services, Northern States, thereunto duly authorized this 1st day of April, 1988.

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

Muriel S. Dyer
Witness

By K V Desmond
KENNETH V. DESMOND
Its General Manager - Customer Services
Northern States

State of New Hampshire, County of Hillsborough

On this the 1st day of April, 1988, before me appeared Kenneth V. Desmond who acknowledged himself to be the General Manager - Customer Services, Northern States of New England Telephone and Telegraph Company, a corporation, and that he, as such General Manager - Customer Services, Northern States, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as General Manager - Customer Services, Northern States.

In Witness Whereof I hereunto set my hand and official seal.

Muriel S. Dyer
Notary Public/~~Justice of the Peace~~

My Commission Expires:

MURIEL S. DYER, Notary Public
My Commission Expires December 17, 1991

619969
STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
JUN-8'88
28.00
R.S.A.78

main offices 617 743-9800

Kenneth Desmond in NH
603 645-3167

1-528-7351
Paul Burdette
* Sam Smith

① copy of present deed

② mailing address of grantee

③ copy of easement deed

check for other easements (field check)
6-8 weeks

Scanlon
123

Local engineer
Exeter & Newfields
Larry Pawlikowski
742-8316

can call him first

18'-2' down

SHEEHAN, PHINNEY, BASS & GREEN, PROF. ASS'N
1000 ELM STREET
P. O. BOX 3701
MANCHESTER, NEW HAMPSHIRE 03105-3701
603-668-0300

WM. S. GREEN
RICHARD A. MORSE
KIMON S. ZACHOS
ROBERT E. DASTIN
ALAN L. REISCHE
JAMES E. HIGGINS
THOMAS H. RICHARDS
JON S. RICHARDSON
W. MICHAEL DUNN
PETER F. KEARNS
JAMES Q. SHIRLEY
ROBERT B. FIELD, JR.
WILLIAM J. DONOVAN
BRADFORD E. COOK
JOHN D. COLLIANDER
ALAN P. CLEVELAND
CLAUDIA C. DAMON
EDWARD A. HAFFER
MICHAEL C. HARVELL
HENRY B. STEBBINS
WAYNE T. MURRAY*
NICHOLAS J. LAZOS
DANIEL W. SKLAR
THOMAS J. FLYGARE
SUSAN A. GALVIN
PETER S. COWAN
MICHAEL S. DELUCIA

*ADMITTED IN MAINE AND MASSACHUSETTS ONLY

SUZANNE E. GROFF
DAVID P. VAN DER BEKEN
DAVID S. BROWN
MARCIA A. BRANDER
DANIEL N. GREGOIRE
DANIEL S. COOLIDGE
EDMOND J. FORD
DEBRA WEISS FORD
BRUCE A. HARWOOD
JAMES T. CAIN
GREGORY W. SWOPE
DENISE A. POULOS
DOUGLAS G. VERGE
PETER W. LEBERMAN
COLLEEN LYONS
MARK F. WEAVER
F. ANNE ROSS
DANIEL P. SCHWARZ
CHARLENE F. CLINTON
MARC W. MCDONALD
JOHN A. RACHEL
KENNETH A. VISCARELLO
VASILIKI M. CANOTAS
SARA B. CROSBY
PAULA M. NOONAN
STEWART PALEY
CAROLYN D. ROSENTHAL
SANDRA SCHNEIDER
JOHN B. KENISON, JR.
SHERRY E. VILE

WILLIAM L. PHINNEY
(1909-1977)

JOHN J. SHEEHAN
PERKINS BASS
JOSEPH F. DEVAN
COUNSEL

SEACOAST OFFICE
1 HARBOUR PLACE
SUITE 325
PORTSMOUTH, N.H. 03801
(603) 433-2111

EXETER (603) 778-0566

PLEASE REPLY TO OUR PORTSMOUTH OFFICE

WRITER'S DIRECT DIAL:
603-433-2500
Fax: 603-433-3126

July 25, 1989

Tocky Stockton
STOCKTON SERVICES
P.O. Box 1306
Hampton, NH 03842

Re: **Scanlon / Newfields Property**

Dear Tocky:

For your information, I have enclosed the following:

1. Commissioner's deed to Rose M. & Edward Scanlon;
2. Deed to Town of Newfields for a portion of Dixon Avenue, dated June 8, 1967;
3. Plan of land for Rose & Edward Scanlon - Plan #D-11462; and
4. Tax Map.

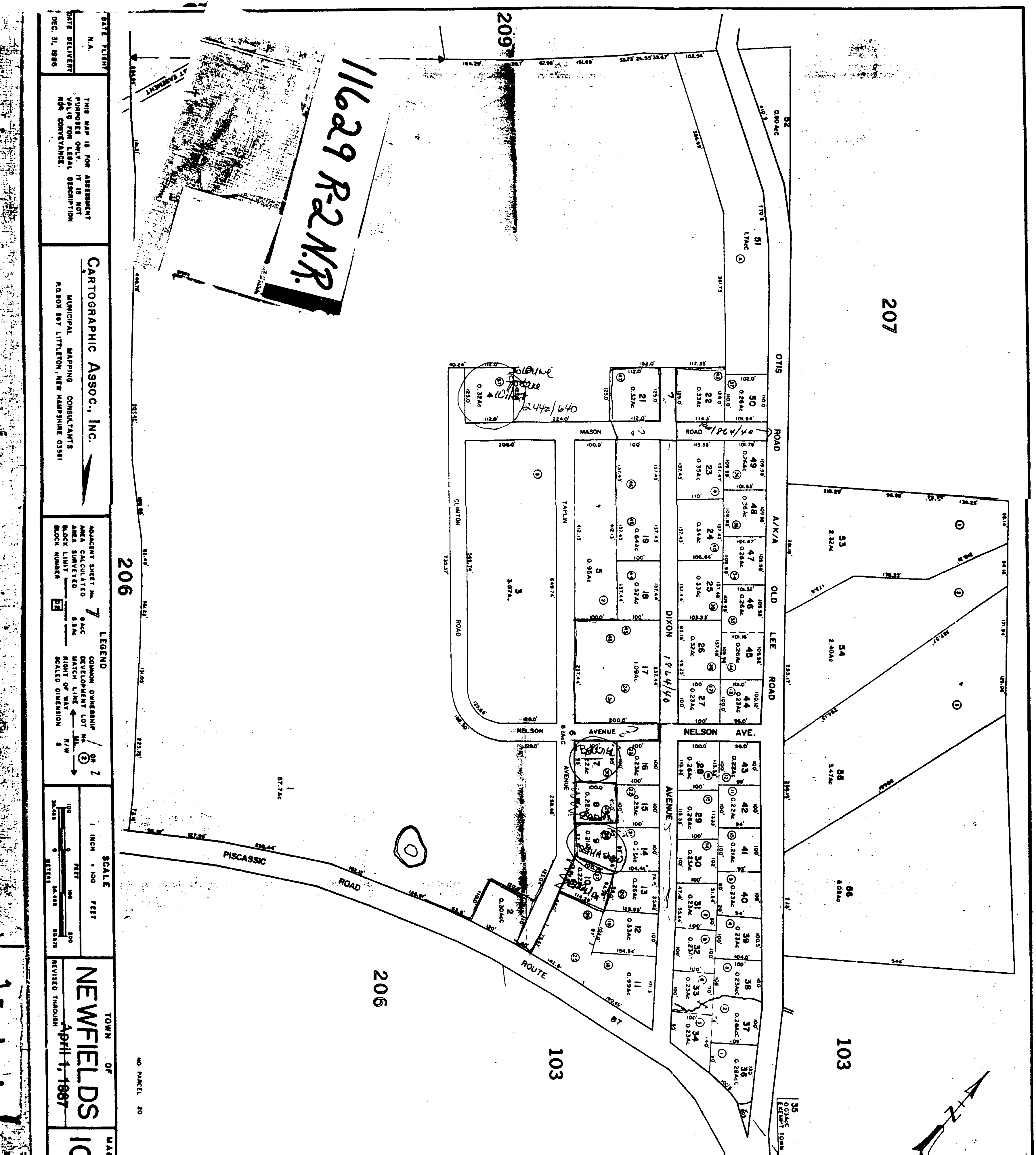
As we discussed, we would like you to prepare a perimeter plan of all property owned by Ed Scanlon. From the records we have reviewed, it appears the only roads which were properly deeded to the Town were a portion of Dixon Avenue and a small portion of Mason Road. Ed is willing to deed to the Town any interest he may have in the remaining portion of Dixon Avenue, the first 200 feet of Nelson Drive and the first 200 feet of Mason Road which should be labeled as "to be deeded to the Town of Newfields". The other roads shown on the plan are paper streets, and should not be shown on the plan. There will be three lots (#4, #7, and #9 on the tax map) which will be landlocked.

I would like to be able to present the perimeter plan to the Town for its acknowledgment, and at the same time, deed them the roads which have already been developed.

If you have any questions, give me a call.

Very truly yours,

SHEEHAN, PHINNEY, BASS
& GREEN, PROF. ASS'N


11629 R-2 N.R.
DATE FLIGHT N.A.
DATE DELIVERY DEC. 31, 1986
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.
CARTOGRAPHIC ASSOC., INC.
MUNICIPAL MAPPING CONSULTANTS
P.O.BOX 897 LITTLETON, NEW HAMPSHIRE 03561
LEGEND
SCALE 1 INCH = 130 FEET
TOWN OF
NEWFIELDS
REVISED THROUGH April 1, 1987
OTIS ROAD A/K/A OLD LEE ROAD
MASON ROAD
CLINTON ROAD
TAPLIN AVENUE
DIXON AVENUE
NELSON AVENUE
NELSON AVE.
PISCASSIC ROAD
ROUTE 87
206
207
209
103
1864/40
2442/640

Rockingham County Registry Of Deeds

EXETER, N.H. 03833
Request for copy of instrument recorded

_______________19___

GRANTOR	GRANTEE	BOOK	PAGE
D18156		992-256	
D 11462			
1985-392		02498	
2333-1815		02746	
1864-040		02365	
2744-0056			
2377-444			

Total number of pages 3M+3

CERTIFIED

Paid

BILL

WILL PICK UP

MAIL TO: Stockton Sen

Order taken by:

Sent out by:

585

```
COMMAND= 10-
P-BS= 1
                                                1     5000        5000        BS
P-OCC.= 1
                                                1     5000        5000        OCC
P-STOR.= 2
B= 755630
Q= 3
DIST.= 40.03
S75-56-30W   40.03                              2     4990.2763   4961.1689   TRA
B= 162522
Q= 4
DIST.= 110
N16-25-22W   110                                3     5095.7885   4930.0694   TRA
B= 755630
Q= 3
DIST.= 120
S75-56-30W   120                                4     5066.6394   4813.6636   TRA
B= 162522
Q= 2
DIST.= 110
S16-25-22E   110                                5     4961.1272   4844.7631   TRA
B= 705800
Q= 3
DIST.= 63.6
S70-58-00W   63.6                               6     4940.3861   4784.6401   TRA
B= 693846
Q= 3
DIST.= 136.91
S69-38-46W   136.91                             7     4892.7664   4656.2785   TRA
B= 684342
Q= 3
DIST.= 162.12
S68-43-42W   162.12                             8     4833.9508   4505.2036   TRA
B= 583449
Q= 3
DIST.= 238.44
S58-34-49W   238.44                             9     4709.6512   4301.7257   TRA
B= 571504
Q= 3
DIST.= 127.96
S57-15-04W   127.96                             10    4640.4302   4194.105    TRA
B= 552532
Q= 3
DIST.= 96.81
S55-25-32W   96.81                              11    4585.4928   4114.3927   TRA
B= 343132
Q= 4
```

```
DIST.= 100
S48-18-38W   100                                52    6015.0389   4369.1873   TRA
B= 414122
Q= 2
DIST.= 412.13
S41-41-22E   412.13                             53    5707.2764   4643.292    TRA
B= 481838
Q= 3
DIST.= 100
S48-18-38W   100                                54    5640.7672   4568.616    TRA
B= 414122
Q= 2
DIST.= 237.44
S41-41-22E   237.44                             55    5463.4563   4726.5356   TRA
B= 481838
Q= 1
DIST.= 200
N48-18-38E   200                                56    5596.4749   4875.8878   TRA
B= 414122
Q= 2
DIST.= 40
S41-41-22E   40                                 57    5566.6044   4902.4915   TRA
B= 481838
Q= 3
DIST.= 200
S48-18-38W   200                                58    5433.5859   4753.1393   TRA
B= 414122
Q= 2
DIST.= 94.89
S41-41-22E   94.89                              59    5362.7258   4816.25     TRA
B= 481838
Q= 1
DIST.= 100
N48-18-38E   100                                60    5429.235    4890.9261   TRA
B= 414122
Q= 2
DIST.= 95
S41-41-22E   95                                 61    5358.2928   4954.1099   TRA
B= 481838
Q= 3
DIST.= 100
S48-18-38W   100                                62    5291.7835   4879.4338   TRA
B= 414122
Q= 2
DIST.= 77.71
S41-41-22E   77.71                              63    5233.7527   4931.1182   TRA
B= 665438
Q= 1
DIST.= 100.79
N66-54-38E   100.79                             64    5273.2793   5023.8343   TRA
B= 250429
Q= 2
DIST.= 93.98
S25-04-29E   93.98                              65    5188.1564   5063.663    TRA
B= 721038
Q= 3
DIST.= 114.28
S72-10-38W   114.28                             66    5153.1783   4954.8675   TRA
B= 162522
Q= 2
DIST.= 159.67
S16-25-22E   159.67                             67    5000.0225   5000.0099   TRA
B= 19-
 SUM OF LAT. = .0225
 SUM OF DEP. = 9.9E-03
 PERIMETER = 10813.55
 FINAL AREA  = 3273588.02 SQUARE FEET
                75.1512 ACRE(S)
COMMAND= 10-
```